

Prepared by/REMOVED
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RETURN TO:
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105 SOUTH ROWLETT
COLLIERVILLE, TN 38017
(901) 853-8500
(901) 853-4164 - Fax

5/30/06 11:07:33
BK 529 PG 792
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Harold D. Spillars,

Grantor

TO

~~Michael A. Rowell,~~

MICHEL A. ROWELL and wife, CYNTHIA A. ROWELL

Grantee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, **Harold D. Spillars**, Grantor, do hereby grant, bargain, sell, convey and warrant unto ~~MICHEL A. ROWELL, an unmarried man,~~ Grantee, that certain real property lying and being situated in the County of DeSoto, State of Mississippi, and being more particularly described as follows, to-wit: ***MICHEL A. ROWELL and wife, CYNTHIA A. ROWELL**, as joint tenants with rights of survivorship, as not as tenants in common

Lot 40, Center Hill Downs Subdivision, situated in Section 5, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, Pages 15-16, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 82, Page 15-16 and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 2006 and all subsequent years.

Taxes for the year 2006 are being pro-rated on an estimated basis as part of this closing, Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns shall be liable for the taxes for all subsequent years.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 23 day of May, 2006.


Harold D. Spillars

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named **Harold D. Spillars**, who acknowledged to me that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal on this the 23 day of May, 2006.


NOTARY PUBLIC

My Commission Expires:

2/15/08

Grantor:
Harold D. Spillars

Address:

13080 Sandbourne Cross

Olive Branch, MS 38654

Home Telephone: 662-890-0077

Work Telephone: 901-335-7255

Grantee:

~~Michael A. Rowell~~

Michel A. Rowell and wife, Cynthia A. Rowell

Address:

13947 Whispering Pines

Olive Branch, MS 38654

Home Telephone: (901) 484-0816

Work Telephone: (901) 853-2307